



SURPLUS LAND PARCEL INFORMATION SHEET

		Pin	7703
		Project	MP-0182(6)
Parcel	117:TAQ	Tax ID	27-31-154-043
	118:TAQ		27-31-154-042
	119:TAQ		27-31-154-041

Auction Date: November 16, 2017

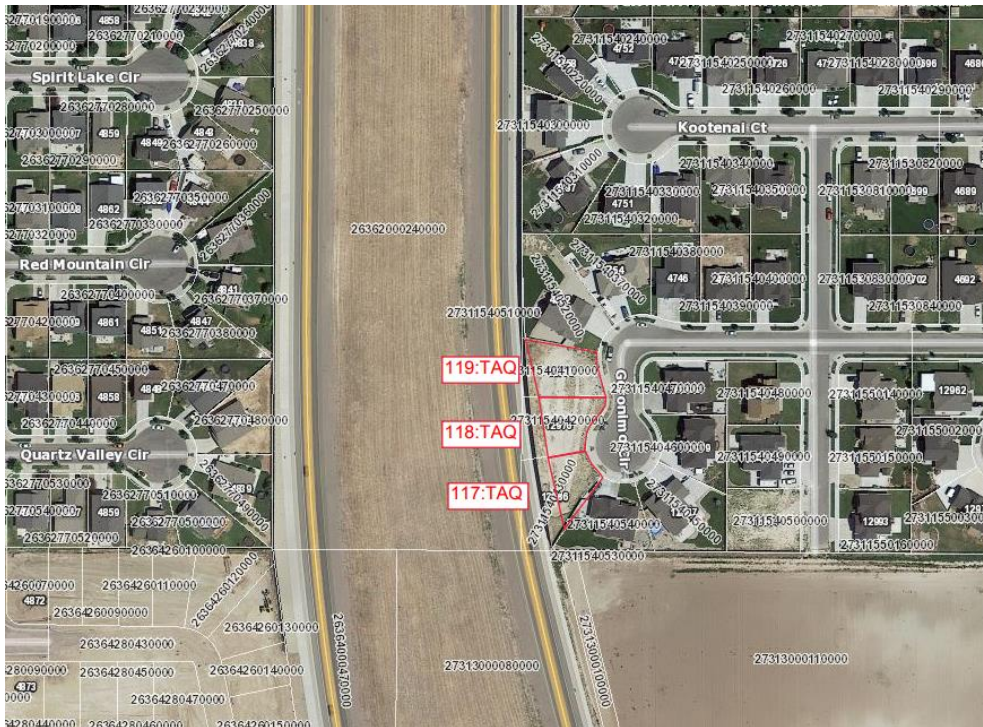
***Parcels listed below will be sold together.**

ADDRESS

12986 South Geronimo, Riverton (117:TAQ)

12976 South Geronimo, Riverton (118:TAQ)

12966 South Geronimo, Riverton (119:TAQ)



Parcel	117:TAQ	118:TAQ	119:TAQ	Total
Sq. Ft.	5,918	6,067	6,466	18,451
Acres	0.136	0.139	0.148	0.423
County	Salt Lake	Salt Lake	Salt Lake	--
Minimum Bid	\$61,250.00	\$62,800.00	\$66,925.00	\$190,975.00
⁽¹⁾ Deposit (10%)	\$6,125.00	\$6,280.00	\$6,692.50	\$19,097.50

⁽¹⁾Subject to change due to actual sale amount at time of auction

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GENERAL INFORMATION

CLOSING COSTS	ALL CLOSING COSTS ARE DUE FROM THE PREVAILING BIDDER AT THE TIME OF THE AUCTION	
	Engineering Document Preparation	\$1,500.00
	Appraisal Costs:	\$2500.00
	Administrative Fee	\$250.00
	Sales Processing Costs	\$500.00
	TOTAL CLOSING COSTS	\$4,750.00

117:TAQ	Section	31	Township	3S	Range	1W	Meridian	S.L.B. & M.
Legal Description	Beginning at the northeast corner of said Lot 757 of said Western Springs Subdivision; and running thence southeasterly 40.59 feet along the arc of a 50.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.31°42'31"E. for a distance of 39.48 feet); thence S.35°01'48"W. 113.71 feet to the existing easterly right of way line and limited access line of the Mountain View Corridor, to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 118.84 feet along said existing easterly right of way line and limited access line (Note: Chord to said curve bears N.09°50'00"W. for a distance of 118.82 feet) to the northerly Lot line of said Lot 757; thence N.81°32'50"E. 65.54 feet along said northerly Lot line to the point of beginning.							

118:TAQ	Section	31	Township	3S	Range	1W	Meridian	S.L.B. & M.
Legal Description	Beginning at the northeast corner of said Lot 756 of said Western Springs Subdivision; and running thence southerly 8.01 feet along the arc of 100.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears S.02°01'22"E. for a distance of 8.01 feet); thence S.00°16'17"W. 3.59 feet to the beginning of a 15.00-foot radius curve to the right; thence southwesterly 13.62 feet along the arc of said curve (Note: Chord to said curve bears S.26°16'53"W. for a distance of 13.16 feet) to the beginning of a 50.00-foot reverse radius curve to the left; thence southerly 53.01 feet along the arc of said curve (Note: Chord to said curve bears S.21°55'17"W. for a distance of 50.56 feet) to the southerly Lot line of said Lot 756; thence S.81°32'50"W. 65.54 feet along said southerly Lot line to the existing easterly right of way line and limited access line of the Mountain View Corridor, to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 80.99 feet along said existing easterly right of way line and limited access line; thence northerly 80.99 feet along the arc of said curve (Note: Chord to said curve bears N.06°55'29"W. for a distance of 80.98 feet) to the northerly Lot line; thence S.89°43'43"E. 99.03 feet along said northerly Lot line to the point of beginning.							

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119:TAQ	Section	31	Township	3S	Range	1W	Meridian	S.L.B. & M.
Legal Description	Beginning at the northeast corner of said Lot 755 of said Western Springs Subdivision; and running thence southerly 32.15 feet along the arc of 60.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.05°03'07"E. for a distance of 31.77 feet) to the beginning of a 100.00-foot radius reverse curve to the right; thence southerly 28.07 feet along the arc of said curve (Note: Chord to said curve bears S.12°21'38"E. for a distance of 27.99 feet) to the southerly Lot line; thence N.89°43'43"W. 99.03 feet along said southerly Lot line to the existing easterly right of way line and limited access line of the Mountain View Corridor to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 76.30 feet along said existing easterly right of way line and limited access line (Note: Chord to said curve bears N.04°38'06"W. for a distance of 76.30 feet) to a point in the northerly Lot line of said Lot 755; thence S.79°41'27"E. 98.00 feet along said Lot line to the point of beginning.							
Access	Access is from Geronimo Circle for all three parcels.							
Reservations of Sale 117:TAQ 118:TAQ 119:TAQ	<ol style="list-style-type: none"> 1. Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land. 2. The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property. 3. Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining roadways over and across the westerly Lot line of said Lot 756. 4. Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity. 5. Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands. 							
Disclosures	First Right of Refusal property has been WAIVED by previous owner on all three (3) parcels.							
For Additional Information Contact	Deryl Davis Surplus Land Coordinator Office: 801-965-4701 Cell: 385-222-6664 ddavis@utah.gov		Brad Daley Surplus Land Program Manager Office: 801-965-4282 Cell: 801-633-6250 bdaley@utah.gov		Shirleen Hancock ROW Deputy Director Property Management Office: 801-965-4438 Cell: 801-633-4723 shirleenhancock@utah.gov			

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(Controlled Access)
Salt Lake County

Affecting Tax ID No.	27-31-154-043
PIN No.	7703
Project No.	MP-0182(6)
Parcel No.	0182:117:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the Lot 757 of the Western Springs Subdivision Phase 7B, recorded as Entry No. 10010969, Book 2007, Page 64 in the SW1/4NW1/4 of Section 31, T.3S., R.1W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said Lot 757 of said Western Springs Subdivision; and running thence southeasterly 40.59 feet along the arc of a 50.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears S.31°42'31"E. for a distance of 39.48 feet); thence S.35°01'48"W. 113.71 feet to the existing easterly right of way line and limited access line of the Mountain View Corridor, to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 118.84 feet along said existing easterly right of way line and limited access line (Note: Chord to said curve bears N.09°50'00"W. for a distance of 118.82 feet) to the northerly Lot line of said Lot 757; thence N.81°32'50"E. 65.54 feet along said northerly Lot line to the point of beginning. The above described tract of land contains 5,918 square feet in area or 0.136 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this

Continued on Page 2
UDOT RW-05UDA (11-01-03)

PAGE 2

PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:117:TAQ

tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining roadways over and across the westerly Lot line of said Lot 757.

Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

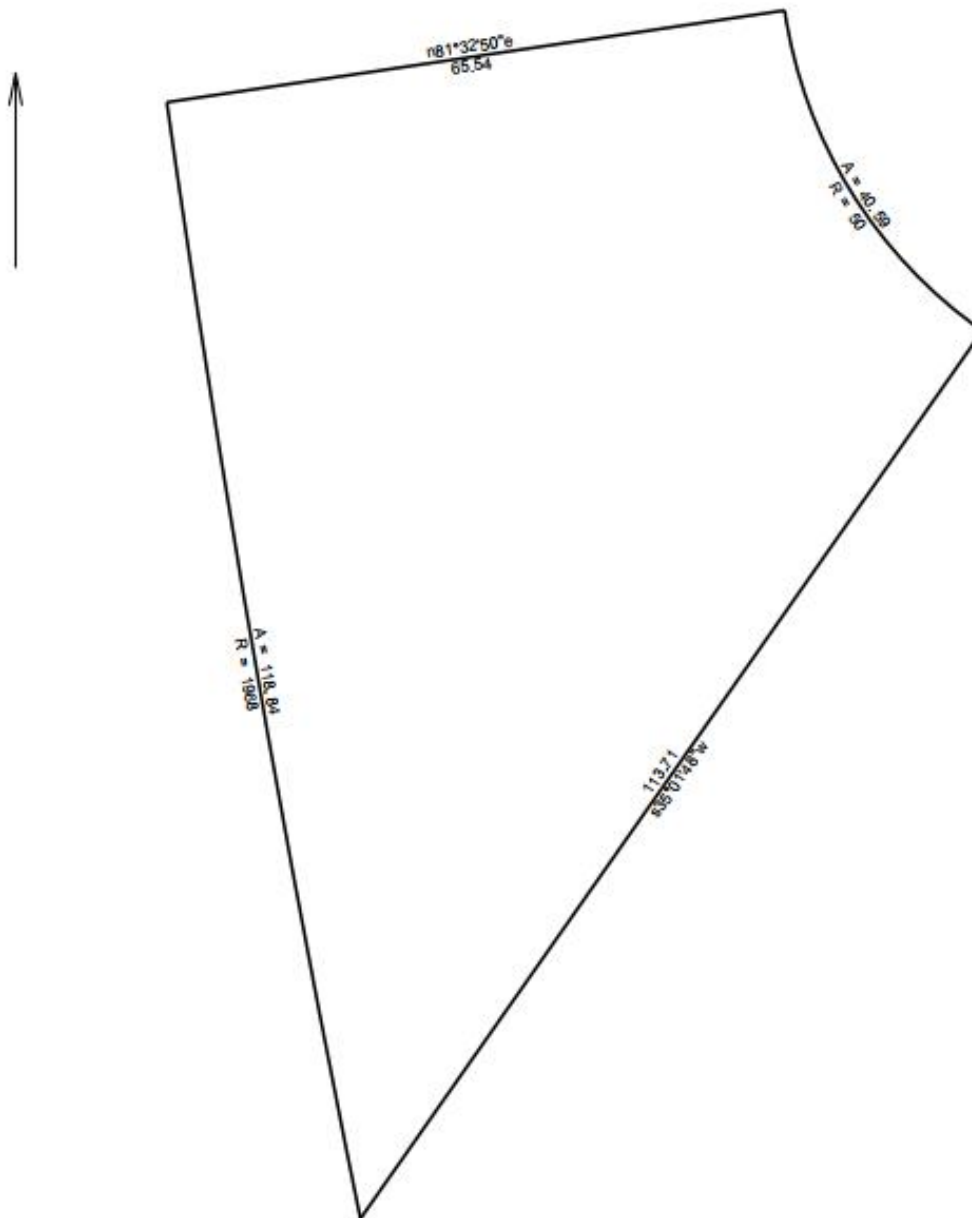
Continued on Page 3
UDOT RW-05UDA (11-01-03)

PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:117:TAQ

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF DAVIS) By _____

WITNESS my hand and official stamp the date in this certificate first above written.

Page 6 of 17



Parcel 117:TAQ

11/20/2014

Scale: 1 inch= 17 feet

File: 7703_MP-0182(6)_45Q_117_TAQ_DeedPlot.ndp

Tract 1: 0.1359 Acres (5918 Sq. Feet), Closure: s66.3905w 0.02 ft. (1/17028), Perimeter=339 ft.

01 Lt, r=50.00, arc=40.59, chord=s31.4231e 39.48

02 s35.0148w 113.71

03 Rt, r=1968.00, arc=118.84, chord=n09.5000w 118.82

04 n81.3250e 65.54

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(Controlled Access)
Salt Lake County

Affecting Tax ID No.	27-31-154-042
PIN No.	7703
Project No.	MP-0182(6)
Parcel No.	0182:118:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the Lot 756 of the Western Springs Subdivision Phase 7B, recorded as Entry No. 10010969, Book 2007, Page 64 in the SW1/4NW1/4 of Section 31, T.3S., R.1W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said Lot 756 of said Western Springs Subdivision; and running thence southerly 8.01 feet along the arc of 100.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears S.02°01'22"E. for a distance of 8.01 feet); thence S.00°16'17"W. 3.59 feet to the beginning of a 15.00-foot radius curve to the right; thence southwesterly 13.62 feet along the arc of said curve (Note: Chord to said curve bears S.26°16'53"W. for a distance of 13.16 feet) to the beginning of a 50.00-foot reverse radius curve to the left; thence southerly 53.01 feet along the arc of said curve (Note: Chord to said curve bears S.21°55'17"W. for a distance of 50.56 feet) to the southerly Lot line of said Lot 756; thence S.81°32'50"W. 65.54 feet along said southerly Lot line to the existing easterly right of way line and limited access line of the Mountain View Corridor, to a point in a 1968.00-foot radius non-tangent curve to the right; thence northerly 80.99 feet along said existing easterly right of way line and limited access line; thence northerly 80.99 feet along the arc of said curve (Note: Chord to said curve bears N.06°55'29"W. for a distance of 80.98 feet) to the northerly Lot line; thence S.89°43'43"E. 99.03 feet along said northerly Lot

Continued on Page 2
UDOT RW-05UDA (11-01-03)

line to the point of beginning. The above described tract of land contains 6,067 square feet in area or 0.139 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

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Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

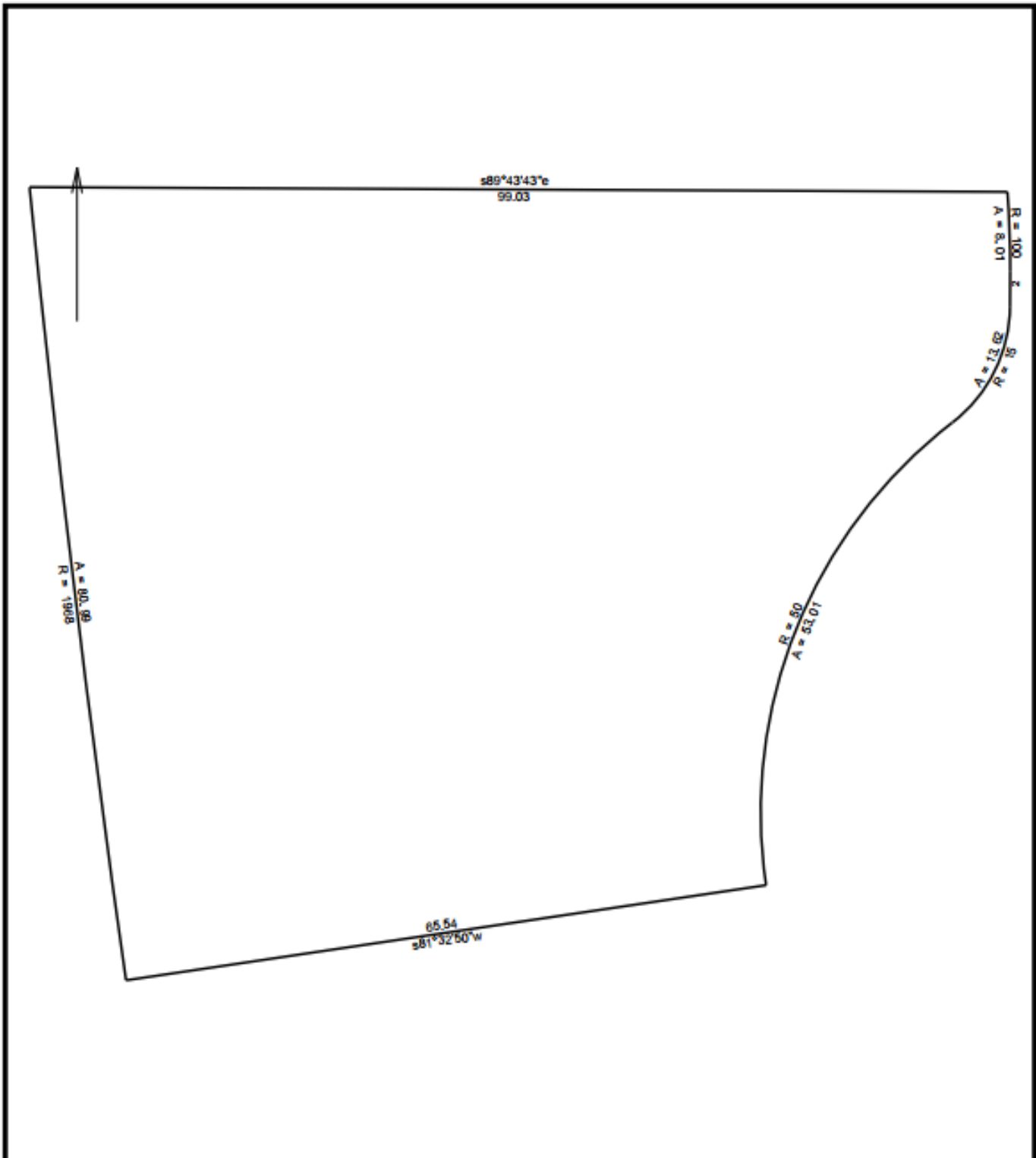
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this _____ day of _____, A.D. 20 __, by its Director of Right of Way.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	
COUNTY OF DAVIS)	By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

Notary Public



Parcel 118:TAQ

11/20/2014

Scale: 1 inch= 13 feet

File: 7703_MP-0182(6)_45Q_118_TAQ_DeedPlot.ndp

Tract 1: 0.1393 Acres (6067 Sq. Feet), Closure: n04.2924w 0.01 ft. (1/59466), Perimeter=324 ft.

01 Rt, r=100.00, arc=8.01, chord=s02.0121e 8.01

07 s89.4343e 99.03

02 s00.1617w 3.59

03 Rt, r=15.00, arc=13.62, chord=s26.1653w 13.16

04 Lt, r=50.00, arc=53.01, chord=s21.5517w 50.56

05 s81.3250w 65.54

06 Rt, r=1968.00, arc=80.99, chord=n06.5529w 80.98

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(Controlled Access)
Salt Lake County

Affecting Tax ID No. 27-31-154-041
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:119:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to _____, Grantee, at _____, County of _____, State of _____, Zip _____, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

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Continued on Page 2
UDOT RW-05UDA (11-01-03)

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Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:119:TAQ

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF DAVIS) By _____

WITNESS my hand and official stamp the date in this certificate first above written.

Page 14 of 17

